114.0	0013	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,100 / 670,100
					USE VALUE:	670,100 / 670,100
					ASSESSED:	670,100 / 670,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY JOHN
Owner 2:	
Owner 3:	
Street 1:	11 GAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIANDES JOANNE E & ANTHONY -
Owner 2:	LIFE ESTATE -
Street 1:	11 GAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,158 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7158.000	225,800		444,300	670,100
Total Card	0.164	225,800		444,300	670,100
Total Parcel	0.164	225,800		444,300	670,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.10 | /Parcel: 409.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73716

GIS Ref

GIS Ref

Insp Date 03/30/09

!8928!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0013-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,800	0	7,158.	444,300	670,100	670,100	Year End Roll	12/18/2019
2019	101	FV	199,900	0	7,158.	450,700	650,600	650,600	Year End Roll	1/3/2019
2018	101	FV	199,900	0	7,158.	336,400	536,300	536,300	Year End Roll	12/20/2017
2017	101	FV	199,900	0	7,158.	304,700	504,600	504,600	Year End Roll	1/3/2017
2016	101	FV	199,900	0	7,158.	292,000	491,900	491,900	Year End	1/4/2016
2015	101	FV	198,900	0	7,158.	247,500	446,400	446,400	Year End Roll	12/11/2014
2014	101	FV	198,900	0	7,158.	234,900	433,800	433,800	Year End Roll	12/16/2013
2013	101	FV	198,900	0	7,158.	223,400	422,300	422,300		12/13/2012

PRINT

Date	Time
12/10/20	23:27:41

LAST REV

Date	Time
08/11/18	11:25:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8928

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIANDES JOANNE	43365-370		7/28/2004		389,000	No	No		
PIANDES JOANNE	27549-17		8/5/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	73716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2004	976	New Wind	9,794	C				10 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2009	Measured	197	PATRIOT
11/19/2005	MLS	MM	Mary M
3/16/2000	Inspected	276	PATRIOT
2/7/2000	Measured	197	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7158		Sq. Ft.	Site		0	70.	0.89	5									444,320						444,300	

Total AC/HA: 0.16433 | Total SF/SM: 7158 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,320 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277450
Depreciation:	51606
Depreciated Total:	225844

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

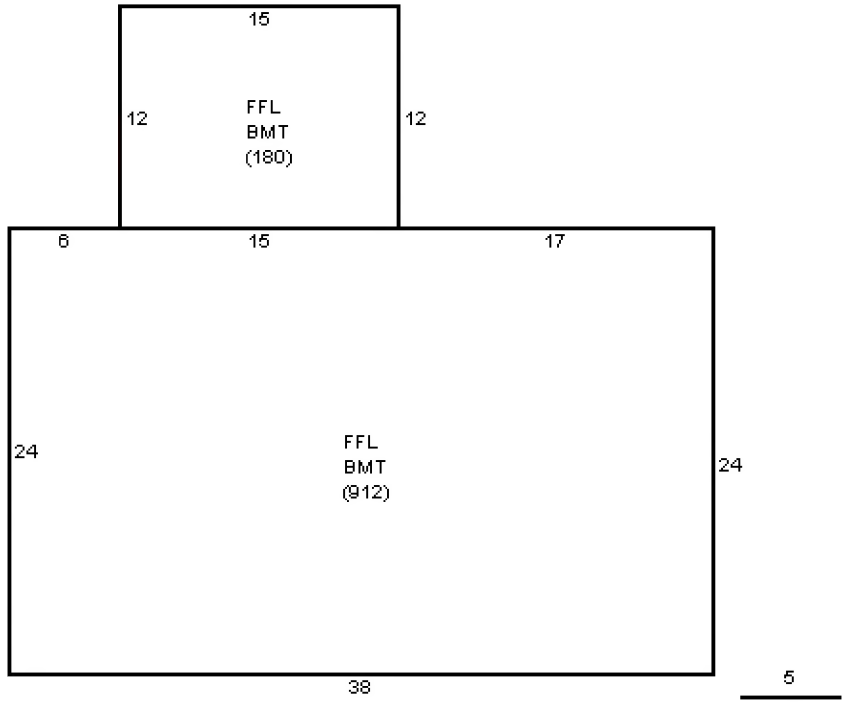
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	103.39
Final Total:	225800	Val/Su SzAd	206.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	60.940	66,551
FFL	First Floor	1,092	126.970	138,649

Net Sketched Area:	2,184		Total:	205,200	
Size Ad	1092	Gross Are	2184	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0013-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc